

THOMAS BROWN

ESTATES



90 Warren Road, Orpington, BR6 6HZ

Asking Price: £700,000

- 3 Bedroom, 2 Reception Room Detached House
- Situated in a Sought After Location
- Close to Warren Road Primary & Chelsfield Station
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this three bedroom detached family home, situated on the ever popular Warren Road in South Orpington. The property is set back from the road with its own driveway to the front, and is located close to Warren Road Primary School and Chelsfield Station. The accommodation on offer comprises; entrance porch and entrance hallway, lounge, dining room, fitted kitchen and shower-room to the ground floor. To the first floor are three bedrooms, a family bathroom and separate WC. Externally there are well maintained front and rear gardens, off street parking to the front, and a detached garage to the side/rear. The property is offered with no forward chain. Please call Thomas Brown Estates to book your appointment to view.



ENTRANCE PORCH

Double glazed doors and panels to front, carpet tiles, light.

ENTRANCE HALL

Double glazed door to front, understairs cupboard, carpet, radiator.

LOUNGE

20'0" x 14'0" (6.1m x 4.27m) (measured to longest and widest point) (L-shaped) Feature fireplace, double glazed window to front, double glazed door and panel to rear, carpet, two radiators.

DINING ROOM

9'10" x 8'0" (3m x 2.44m) (open plan to kitchen) Single glazed window to side.

KITCHEN

12'5" x 9'0" (3.78m x 2.74m) Range of matching wall and base units with worktops over, double stainless steel sink with mixer tap, integrated oven, integrated hob with extractor over, plumbing for tumble dryer, plumbing for washing machine, space for fridge/freezer, double glazed window to rear, single glazed door to side, part tiled walls, tiled flooring.

SHOWER ROOM

Low level WC, pedestal wash hand basin, walk-in shower cubicle, double glazed window to front, tiled walls, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, loft access, carpet.

BEDROOM 1

14'7" x 9'2" (4.44m x 2.79m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 2

11'0" x 10'0" (3.35m x 3.05m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 3

11'11" x 9'2" (3.63m x 2.79m) Double glazed window to rear, carpet, radiator.

BATHROOM

Pedestal wash hand basin, panel enclosed bath, airing cupboard, double glazed window to front and side, tiled walls, carpet tiles, radiator.

SEPARATE WC

Low level WC, double glazed window to side, carpet tiles.

OTHER BENEFITS I INCLUDE:

GARDEN

60'0" x 35'0" (18.29m x 10.67m) (approx.) Patio area with rest laid to lawn, mature flowerbeds and shrubs, tap, side access to both sides.

FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn, mature flowerbeds.

GARAGE

17'9" x 10'0" (5.41m x 3.05m) Up and over door, three single glazed windows, power and light.

COVERED CARPORT

To side.

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



GROUND FLOOR
508 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



2ND FLOOR
178 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA: 1308 sq.ft. (121.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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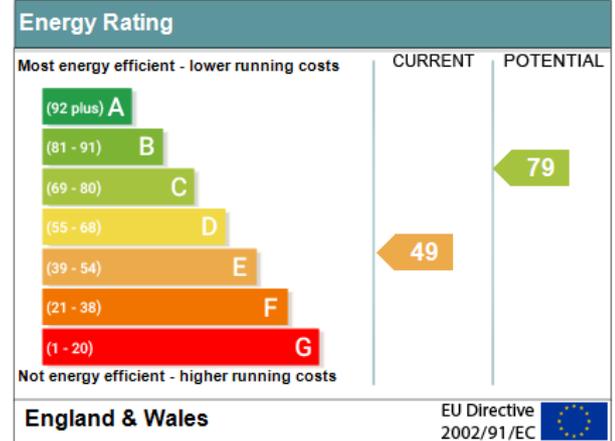
Other Information:

Council Tax Band: F

Construction: Standard

Tenure: Freehold

Address: 90 Warren Road, ORPINGTON, BR6 6HZ
RRN: 2868-3016-3205-9302-7204



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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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